

Aquidneck Island Travel Corridor Planner Workshop

Planner Workshop May 14, 2003 9:30 am - 12:30pm

Facility Studied Route 24

- Boundaries.
- Users and functions.
Commuters to Boston and Providence
Freight
- Major Nodes and Intersections.
Tiverton – Fish Road Exit
RI 114
RI 138 (both sides of bridge)
- Major Traffic Generators.
Commuters, Tourists, Trade
- Major developments.
Tiverton Industrial Park (<100 acres)
Starwood high-end condo at old tank farm near potential commuter rail station
- “At Risk” Areas.
Tiverton exits – pressure for large-scale highway commercial for regional service area. Fish Road zone change required
- Assets to Protect.
Acreage to be “freed up” when road moved for new bridge.

Facility Studied. Route 77

- Boundaries.
- Users and functions.
Tiverton:
 - North of Bulgarmarsh - Main Road is the main commercial corridor in town. General business, secondary connection to Fall River
 - South of Bulgarmarsh - residential access. Travel corridor to Four Corners, Little Compton
 - East West Route to Horseneck
 - Sakonnet River Bikeway
- Major Nodes and Intersections.
Tiverton: Bulgarmarsh
- Major Traffic Generators.
Tiverton: Starwood (future)
- Major developments.
Tiverton:
 - North of Bulgarmarsh – Main Road experiencing some redevelopment – chain retail.
 - Major development off Main Road – Starwood Development at the site of the old tank farm, high-end condo development (age restricted) with some retail.
- “At Risk” Areas.
More pressure in Commercial corridor
- Assets to Protect.
Scenic Road south of Bulgarmarsh. State/local designated
Four Corners area – protect integrity – village commercial/design review

Facility Studied. Route 81

- Boundaries.
- Users and functions.
Secondary north/south corridor through Tiverton/Little Compton
Alternate travel way to Westport, MA
- Major Nodes and Intersections.
Bulgarmarsh/Stafford Road. Small commercial center
- Major Traffic Generators.
North of Bulgarmarsh – Small-scale commercial
South of Bulgarmarsh – residential. Through traffic to Little Compton
- Major developments.
No major developments right now, some turnover in uses.
Maybe some interest in redeveloping highway commercial near Fall River line.
- “At Risk” Areas.
Stafford Road is a secondary commercial corridor with residential uses. Town would this stay – no additional pressures to upgrade
- Assets to Protect.
South of Bulgarmarsh the area is low density residential – R80 development will be somewhat limited

Facility Studied. Route 114

- Boundaries.
- Users and functions.
Middletown – Retail, office, some residential, connection to Newport
Portsmouth – connection to Newport, Mellville marine trades and Raytheon.
Future light industrial and office,
Access to Naval Station Newport, strip commercial
- Major Nodes and Intersections.
114/138
One Mile and Two Mile corners
O’Connell Highway
Gate 17 Access Road and West Main
Hedly, Stringham, Union
- Major Traffic Generators.
Naval Station Newport, Raytheon, Newport Mall/Newport town Center
- Major developments.
Newport Heights – north end Coddington - mixed income housing
Middletown Square strip mall
Hampton Inn
CCRI/Government Centers
Bridge Ramp alignment
Rotary at Admiral Kalbfus Hwy
Carnelih Abbey – Golf, top end Residential
- “At Risk” Areas.
Vanieck Property, Middletown. 70 Acres, currently zoned agriculture possible
change to general Business/mixed use retail zoning.
Old Navy Hospital – currently vacant
Waite’s Wharf
Every large vacant parcel over the next 10 years
- Assets to Protect.
Portsmouth – Farmland

Facility Studied. Route 138

- Boundaries.
- Users and functions.
 - Through traffic to and from Newport
 - Residential land use
 - Local retail and service
 - Link to Route 24
 - Reconnection of Connell Highway to Americas Cup
- Major Nodes and Intersections.
 - Forrest Avenue and East Main
 - Valley, Aquidneck, East Main
 - Turnpike and East Main – emerging “Town Center”
 - Hedly
- Major Traffic Generators.
 - Aquidneck Shopping Center
 - Through traffic
 - Residential, local commercial
 - Newport
 - Beaches
- Major developments
 - Portsmouth “Town Center”
 - Farmland to subdivision activity
 - Bridge ramp realignment
- “At Risk” Areas.
 - Nursery land currently zoned R30/R40/R60
 - Other “Open Space currently zoned R40/R60
 - Portsmouth “Town Center” and all farmland not currently protected
- Assets to Protect.
 - All stone walls and historic trees
 - Fields currently zoned as General Business, Commercial Business, and Industrial
 - Open space/agricultural

Define Study Area Boundaries

Include Thames/Americas Cup Blvd in Newport
More on rail corridor/ferry

Data Collection Needs

Compare weekend summer traffic to ADT
Ferry Ridership
Build on West Side Master Plan vision
East/West Main – not bikeable